



TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION

Theodore D. Washington Municipal Building
Large Meeting Room
Wednesday, December 7, 2016, 6:00p.m.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record.

COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF AGENDA

VI. [ADOPTION OF MINUTES – November 2, 2016](#)

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

1. FOR ACTION

IX. NEW BUSINESS

1. FOR ACTION

- A. [Certificate of Appropriateness Amendment. A request by Pearce Scott Architects on behalf of Keene and Allison Reese, for approval of a Certificate of Appropriateness Amendment to allow for the revision of the design of an outdoor pavilion of approximately 365 SF proposed at 45 Stock Farm Road in the Stock Farm Development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD \(COFA-4-15-9183\). \(Staff presenting: Erin Schumacher, AICP\)](#)

- B. [Certificate of Appropriateness Amendment. A request by Mike Vaccaro, for approval of a Certificate of Appropriateness Amendment to allow for the](#)

revision of minor architectural features of the building and to modify the exterior materials of the rear addition and the front door proposed at 38 Dr. Mellichamp Dr. in the Calhoun Street Promenade Development in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD (COFA-6-15-9265). (Staff presenting: Erin Schumacher, AICP)

- C. **Certificate of Appropriateness.** A request by Southern Coastal Homes, for approval of a Certificate of Appropriateness-HD to allow the construction of a single family residence of approximately 2,340 SF and a carriage house of approximately 470 SF on the property located at 23 Pritchard Street in the Tabby Roads Development, in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-09-16-10114). (Staff presenting: Erin Schumacher, AICP)
- D. **Certificate of Appropriateness.** A request by Joseph K. Hall, on behalf of Mr. and Mrs. James F. Grove, for approval of a Certificate of Appropriateness-HD to allow the construction of a new carriage house of approximately 770 SF and an addition of approximately 540 SF to the existing single family structure on the lot located at 2 Pope Lane in the Old Town Bluffton Historic District, and zoned Neighborhood Conservation-HD (COFA-09-16-10073). (Staff presenting: Erin Schumacher, AICP)
- E. **Certificate of Appropriateness.** A request by Pearce Scott Architects on behalf of Joe O'Rourke, for approval of a Certificate of Appropriateness-HD to allow the construction of a single family residence of approximately 2,140 SF and a carriage house of approximately 915 SF on the currently undeveloped lot located at 5765 Guilford Place (Lot 6A) in the Stock Farm development in the in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-10-16-10174). (Staff presenting: Erin Schumacher, AICP)
- F. **Certificate of Appropriateness.** A request by David Abney on behalf of Joe Zokan, for approval of a Certificate of Appropriateness-HD to allow the construction of a single family residence of approximately 1,995 SF on the currently undeveloped lot located at 30 Lawton Street in the in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-10-16-10185). (Staff presenting: Erin Schumacher, AICP)

X. DISCUSSION

XI. ADJOURNMENT

NEXT MEETING DATE – Wednesday, January 4, 2017

FOIA COMPLIANCE – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and Town of Bluffton.